

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>01-083</u></a>	<a href="#"><u>ZAMORA CORP.</u></a>
<a href="#"><u>02-054</u></a>	<a href="#"><u>H. D. CROSS TRUST, ET AL</u></a>
<a href="#"><u>02-256</u></a>	<a href="#"><u>MARIA C. VAZQUEZ, ET AL</u></a>
<a href="#"><u>02-261</u></a>	<a href="#"><u>ESTHER &amp; OMAR DIAZ</u></a>
<a href="#"><u>02-282</u></a>	<a href="#"><u>EUGENE &amp; MARTHA WARD</u></a>
<a href="#"><u>02-284</u></a>	<a href="#"><u>ARGUS INVESTMENT GROUP, INC.</u></a>
<a href="#"><u>02-285</u></a>	<a href="#"><u>GARY &amp; ROXANA SLOAN</u></a>
<a href="#"><u>02-286</u></a>	<a href="#"><u>JORGE &amp; NANCY HERNANDEZ</u></a>
<a href="#"><u>02-294</u></a>	<a href="#"><u>HAROLD &amp; DIANA MARKO &amp; ZAMORA CORP.</u></a>
<a href="#"><u>02-366</u></a>	<a href="#"><u>COMMUNITY BIBLE BAPTIST CHURCH</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/17/02 TO THIS DATE:

HEARING NO. 02-7-CZ14-2 (02-54)

2-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: H. D. CROSS TRUST, ET AL

AU to EU-M

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of Lots 2, 3, 6, 7, 10 & 11, less the north 20' of Lot 2 and Lots 19 & 20, less the south 20' thereof, TROPICO, Plat book 2, page 57, lying and being in the NE  $\frac{1}{4}$  of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57. AND: The south  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of Lot 5, of the NW  $\frac{1}{4}$  of Section 2, Township 56 South, Range 39 East. AND: Lots 1 & 4 and the east  $\frac{1}{2}$  of Lot 5; less the west 720' and the north 20' of said Lot 1 and less the north 12.47' of the west 720' of said Lot 4, TROPICO, Plat book 2, Page 57, lying and being in the NW  $\frac{1}{4}$  of Section 2, Township 56 South, Range 39.

LOCATION: Lying between S.W. 184 Street (Eureka Drive) and S.W. 192 Street (Vihlen Drive) and between S.W. 134 Avenue and theoretical S.W. 134 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 68.097 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/17/02 TO THIS DATE:

HEARING NO. 02-12-CZ14-1 (02-282)

28-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: EUGENE & MARTHA WARD

Applicant is requesting approval to permit 2 lots with areas of 1.1 acres gross for Parcel 1 and 1.01 gross acres for Parcel 2. (The underlying zoning district regulation requires 5 acres gross for each.)

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under Sec. 33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The east 270' of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the south 510' & the east 35' + the west 197' of the east 467' of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the south 448' & less the west 25' for right-of-way all in Section 28, Township 56 South, Range 39 East.

LOCATION: 25801 S.W. 152 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.02 gross acres

PRESENT ZONING: AU (Agricultural – Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/17/02 TO THIS DATE:

HEARING NO. 02-12-CZ14-2 (02-286)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: JORGE & NANCY HERNANDEZ

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 gross acres

PRESENT ZONING: GU (Interim)

ON 10/25/01, THE BOARD OF COUNTY COMMISSIONERS REMANDED BACK TO COMMUNITY ZONING APPEALS BOARD #14 THE FOLLOWING:

HEARING NO. 01-5-CZ14-4 (01-83)

12-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: ZAMORA CORP.

- (1) EU-1 and EU-M to EU-M
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.

REQUESTS #1 & #2 ON THE FOLLOWING:

EXHIBIT "B": A portion of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 12, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of said Section 12, Township 56 South, Range 39 East; thence S0°44'11"E along the west line of said Section 12 for a distance of 685.43'; thence N89°14'6"E for a distance of 35' to the Point of beginning of the following described parcel of land; thence continue N89°14'16"E for a distance of 628.48'; thence S0°51'56"E for a distance of 295.64'; thence S89°18'45"W for a distance of 604.24' to a Point of curvature; thence 39.26' along the arc of a curve to the right, said curve having a radius of 25', a central angle of 89°57'4"; thence N0°44'11"W for a distance of 269.84' to the Point of beginning.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan Zamora Subdivision," as prepared by Caribbean Land Surveyors, Inc. and dated last revised 4/11/01 on the site plan. Additional site plans are on file for the models entitled "Proposed Residence: Key Largo, Sanibel and Key West," as prepared by Jose A. Martinez, dated 2/20/01 and consisting of 9 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": The following described parcel of land lying in the north  $\frac{3}{4}$  of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 12, Township 56 South, Range 39 East, less the north 397' and the west 35' and the south 25' thereof. Commence at the Northwest corner of said Section 12; thence S0°44'8"E along the west line of said Section 12, a distance of 397' to the Point of beginning; thence N89°14'6"E and parallel to the north line of the NW  $\frac{1}{4}$  of said Section 12, a distance of 331.56' to a point; thence S0°47'41"E a distance of 304.33' to a point; thence S89°15'52"W, a distance of 331.87' to a Point of intersection with the west line of said Section 12; thence N0°44'8"W along the west line of said Section 12, a distance of 304.15' to a Point of beginning. AND: MARTA MANOR SUBDIVISION, Plat book 106, Page 25.

LOCATION: The north side of S.W. 203 Street, lying between theoretical S.W. 125 Avenue and S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.27 Acres

EU-1 (Estates 1 Family 1 Acre Gross)  
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANTS: MARIA C. VAZQUEZ, ET AL

- (1) Applicant is requesting approval to permit two proposed single family residences with lot areas of 1.18 acres gross on Parcel 1 & 1.38 gross acres on Parcel 2. (The underlying zoning district regulations require 5 acres lot area each.)
- (2) Applicant is requesting approval to permit an accessory structure to setback a minimum of 29' from the side street (north) property line on Parcel 2 and to permit an accessory structure to setback 5' from the rear (east) property line on Parcel 1 and a third shed to setback 14' from the interior side (south) property line on Parcel 1. (The underlying zoning district regulations require a 30' setback from a side street, and 7½' from the rear and 20' from the interior side property line.)
- (3) Applicant is requesting approval to permit a single family residence to setback 39' from the front (west) property line on Parcel 2. (The underlying zoning district regulations provide for a 50' setback.)
- (4) Applicant is requesting approval of a concrete and wrought iron fence with pillars topped with lights at a maximum height of 8'5" within 10' of the edge of the driveway. (The underlying zoning district regulations prohibit structures at a height of 2.5' or more within the safe sight distance triangle.)

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance) (Ordinance #02-138).

Plans of the proposed lots are on file and may be examined in the Zoning Department entitled "Waiver of Plat", as prepared by Caribbean Land Surveyors, Inc., consisting of one page and dated 3/25/02.

SUBJECT PROPERTY: The SW ¼ of the NW ¼ of the NW ¼ of the SW ¼ of Section 3, Township 56 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 207 Avenue and theoretical S.W. 193 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Gross Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 03-1-CZ14-2 (02-261)

5-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: ESTHER & OMAR DIAZ

GU to BU-1A

SUBJECT PROPERTY: Lots 8 through 14 of MASON'S SUBDIVISION, Plat book 30, Page 10.

LOCATION: South of theoretical S.W. 294 Street and west of Old Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.57 Net Acre

GU (Interim)

BU-1A (Business – Limited)

HEARING NO. 03-1-CZ14-3 (02-284)

7-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: ARGUS INVESTMENT GROUP, INC.

EU-1 to EU-M

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 7, Township 57 South, Range 39 East, less the north 25' for right-of-way.

LOCATION: The Northeast corner of S.W. 297 Street and S.W. 170 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)



HEARING NO. 03-1-CZ14-4 (02-285)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: GARY & ROXANA SLOAN

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Gross Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 03-1-CZ14-5 (02-294)

12-56-39  
Council Area 14  
Comm. Dist. 9

APPLICANTS: HAROLD & DIANA MARKO & ZAMORA CORP.

EU-1 & EU-M to BU-1A

SUBJECT PROPERTY: A portion of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 12, Township 56 South, Range 39 East, being more particularly described as follows:  
Commence at the Northwest corner of said Section 12, Township 56 South, Range 39 East; thence N89°14'16"E along the north line of said Section 12 for a distance of 59.97'; thence S0°45'44"E for a distance of 35' to the Point of beginning of the following described parcel of land; thence N89°14'16"E for a distance of 429.24' to a Point of curvature; thence 173' along the arc of a curve to the left, said curve having a radius of 1,944.86', a central angle of 5°5'48" to the intersection with a non-tangent line, a radial line to that point bears S5°51'32"E; thence S0°51'56"E for a distance of 658.12'; thence S89°14'16"W for a distance of 628.48'; thence N0°44'11"W for a distance of 625.44' to a Point of curvature; thence 39.26' along the arc of a curve to the right, said curve having a radius of 25', a central angle of 89°58'27" to the Point of beginning.

LOCATION: The Southeast corner of S.W. 127 Avenue & S.W. 200 Street (Quail Roost Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.38 Acres

EU-1 (Estates 1 Family 1 Acre Gross)  
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)  
BU-1A (Business – Limited)

APPLICANT: COMMUNITY BIBLE BAPTIST CHURCH

RU-1 to RU-3

SUBJECT PROPERTY: PARCEL 1: A parcel of land lying in the SE  $\frac{1}{4}$  of Section 20, Township 55 South, Range 40 East, being more particularly described as follows:

Commence at the Southeast corner of the west  $\frac{3}{4}$  of the SE  $\frac{1}{4}$  of said Section 20; thence run S87°10'4"W, along the south line of the aforementioned Section 20, for 117.85'; thence N2°19'2.5"W for 55' to a point on a line 55' north of and parallel with, as measured at right angles to, the said south line of Section 20 and the Point of beginning of the following described parcel of land; thence run S87°10'4"W, along a line 55' north of and parallel with, as measured at right angles to, the said south line of Section 20, for 497.15'; thence N2°0'2.5"W, along a line 615' west of and parallel with, as measured at right angles to, the east line of the west  $\frac{3}{4}$  of the SE  $\frac{1}{4}$  of Section 20, for 503'; thence N87°41'19"E for 549.98'; thence S2°18'40"E for 3'; thence N87°41'38"E for 15' to a point in a line 50' west of and parallel with, as measured at right angles to, the said east line of the west  $\frac{3}{4}$  of the SE  $\frac{1}{4}$  of Section 20; thence S2°19'2.5"E along a line 50' west of and parallel with, as measured at right angles to, the said east line of the west  $\frac{3}{4}$  of the SE  $\frac{1}{4}$  of Section 20, for 346.54' to a Point of curvature; thence run S/ly along the arc of a circular curve to the right, having a radius of 69' and central angle of 56°59'59", for an arc distance of 68.64' to a Point of reverse curvature; thence run SW/ly and S/ly along the arc of a circular curve to the left, having a radius of 43' and a central angle of 56°59'59", for an arc distance of 42.78' to a Point of tangency; thence S2°19'2.5"E along a line 101' west of and parallel with, as measured at right angles to, the said east line of the west  $\frac{3}{4}$  of the SE  $\frac{1}{4}$  of Section 20, for 38' to a Point of curvature; thence run S/ly, SW/ly and W/ly along the arc of a circular curve to the right having a radius of 17' and a central angle of 89°29'7" for an arc distance of 26.55' to a point on a line 55' north of and parallel with, as measured at right angles to, the said south line of Section 20, and the Point of beginning. AND: PARCEL 2: The rights and benefits derived from that certain Easement Agreement between Michael D. Vohl, Trustee and Federal Property management Corporation, as more specifically described in Instrument filed May 4, 1989, in Official Records Book 14096, Page 171.

LOCATION: The Northeast corner of S.W. 152 Street and theoretical S.W. 99 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.37 Acres

PRESENT ZONING: RU-1 (Single Family Residential)